

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Aberdeen Place,  
Scarborough, YO11

224671599

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Aberdeen Place, Scarborough, YO11

Get instant cash flow of **£726** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

Don't miss out on this fantastic investment opportunity...



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Scarborough, YO11

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £726**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £726 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£726	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£72.60	£90.00
<b>Total Monthly Costs</b>	<b>£446.98</b>	<b>£464.38</b>
<b>Monthly Net Income</b>	<b>£279.03</b>	<b>£435.63</b>
<b>Annual Net Income</b>	<b>£3,348.30</b>	<b>£5,227.50</b>
<b>Net Return</b>	<b>9.43%</b>	<b>14.73%</b>

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,427.50**  
Adjusted To

Net Return                      **9.65%**

**If Interest Rates increased by 2% (from 5% to %)**

Annual Net Income      **£3,502.50**  
Adjusted To

Net Return                      **9.87%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



£130,000

## 2 bedroom terraced house for sale

+ Add to re

Bedford Street, Scarborough, North Yorkshire

NO LONGER ADVERTISED

Marketed from 23 Aug 2022 to 24 Aug 2022 (1 days) by Hunters, Scarborough



£125,000

## 2 bedroom terraced house for sale

+ Add to report

Victoria Street, Scarborough

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Nov 2024 to 17 Mar 2025 (125 days) by Tipple Underwood Estate Agents, Scarborough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£950** based on the analysis carried out by our letting team at **Let Property Management**.



**£950 pcm**

## 2 bedroom house

Grosvenor Crescent, Scarborough

NO LONGER ADVERTISED

Marketed from 23 Jul 2025 to 23 Jul 2025 by CPH Property Services, Scarborough

+ Add to report



**£875 pcm**

## 2 bedroom house

Tennyson Avenue, Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 5 Jun 2025 (48 days) by Nicholsons Yorkshire Coast Estate Agents, Scarborough

+ Add to report

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**